



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



A semi-detached barn conversion located on the fringe of the popular Broadland village of Tunstead with easy access to local amenities that include a village hall, primary school and playing field, public house and restaurant. Additional amenities can be found in the surrounding villages including Hoveton and Coltishall where you will find a post office, doctor's surgery, vets, supermarket and riverside eateries.

Set within a collection of thoughtfully converted farm buildings, the property enjoys a private and secluded setting and is approached over a shingled area, providing off-road parking and access to an integral garage. To the side, a five-bar timber gated entrance provides additional parking and access to the south facing rear garden where a paved terrace, ideal for alfresco dining, extends away to a lawn garden bordered by mature shrubs and overlooked by a pond.

This well-presented bungalow benefits from underfloor heating throughout and enters into a hallway where separate internal doors lead into the garage, a family bathroom and to the heart of the home, a light and airy open plan lounge and kitchen with appliances, where large windows and a doorway overlook and open out to the rear garden. From the lounge separate doors provide access to two bedrooms, the master with built in storage and an en-suite.

The property is further complemented by its rural retreat surrounded by countryside walks and quiet lanes yet within easy access to the excellent amenities in the neighbouring villages of North Walsham, Stalham and Wroxham. Norwich city centre and the sandy beaches of the Norfolk coastline both lie within a thirty-minute car journey.



Semi-Detached



Barn Conversion



Older



2 Bathrooms



1 Reception



2 Bedrooms



Tax Band B

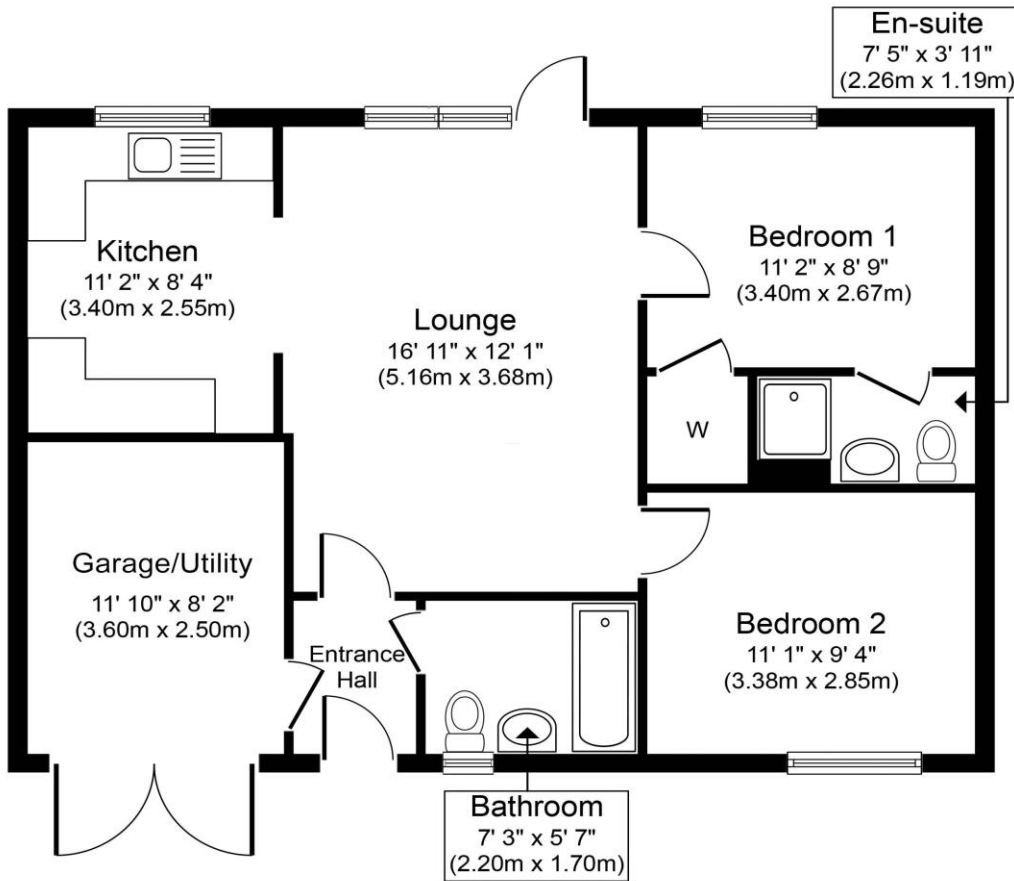


Off-Road
Parking



No
Garage





Approximate Floor Area
631 sq. ft. (excluding garage/utility)
(58.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Stobart & Hurrell

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